

UNITED STATES DISTRICT COURT  
FOR THE CENTRAL DISTRICT OF CALIFORNIA

UNITED STATES OF AMERICA,

No. CV 17-4242-DSF (PLAx)

**Plaintiff,**

V.

REAL PROPERTY IN LONDON,  
UNITED KINGDOM, OWNED BY  
SEVEN STRATTON STREET  
(LONDON) LTD.,

**FIRST AMENDED CONSENT  
JUDGMENT OF FORFEITURE**

**Defendant.**

[This Consent Judgment is case-dispositive]

**SEVEN STRATTON STREET  
(LONDON) LTD.,**

## Claimant.

## I. INTRODUCTION

1. Plaintiff United States of America (“United States” or “the government”) and claimant Seven Stratton Street (London) Ltd. (“Claimant”) (collectively, together with certain non-claimants who have agreed to be bound by this Judgment<sup>1</sup>, the

<sup>1</sup> The non-claimant parties to the Stipulation seeking entry of this Judgment are FFP (Cayman) Limited, FFP Trustee (NZ) Limited, and FFP (Directors) Limited, FFP (Corporate Services) Limited (collectively, “FFP”); the FFP-controlled claimants  
*(footnote cont’d on next page)*

1 “Parties”) have made a stipulated request (the “First Amended Stipulation”) for the entry  
2 of this First Amended Consent Judgment, which entry disposes of the entirety of this  
3 action.

## II. FINDINGS

5 The Court, having considered the First Amended Stipulation of the parties, and  
6 good cause appearing therefor, HEREBY ORDERS, ADJUDGES AND DECREES:

## Jurisdiction

8        2. Solely for purposes of this First Amended Consent Judgment, this Court has  
9 jurisdiction over the Parties and over the subject matter of this action. The government  
10 has given and published notice of this action as required by law, including Supplemental  
11 Rule G for Admiralty or Maritime Claims and Asset Forfeiture Actions, Federal Rules of  
12 Civil Procedure, and the Local Rules of this Court. If taken as true, the allegations set  
13 out in the operative complaint are sufficient to state a claim for forfeiture of the  
14 Defendant Real Property.

## **Disposition of Forfeited Defendant Real Property**

16       3. Upon entry of this First Amended Consent Judgment, the defendant *res* in  
17 the above-captioned action shall not be deemed forfeited until the Defendant Real  
18 Property is sold and the proceeds of the sale distributed pursuant to the Order for  
19 Interlocutory Sale of Defendant Real Property in London, United Kingdom (Under Seal)  
20 (Dkt. No. 45).

21       4. Any pre-existing contracts that the Parties have entered into with the listing  
22 agent and potential buyers of the Defendant Real Property in relation to the sale of the  
23 Defendant Real Property shall remain in place.

26 identified below (together with “FFP,” the “Claimant Entities”); and beneficiaries Low  
27 Hock Peng, Goh Gaik Ewe, Low May Lin, Low Taek Szen, and Low Taek Jho  
(collectively, the “Low Family”). (Dkt. No. 42)

1       5. With respect to the Defendant Real Property held in trusts, FFP petitioned  
2 and obtained from the court in New Zealand an order known as a “blessing order”  
3 authorizing FFP to forfeit or otherwise distribute the Defendant assets in this action to  
4 the United States in accordance with the orders of this Court.

5       6. In the event that any provision of the First Amended Stipulation or this First  
6 Amended Consent Judgment conflicts with any prior stipulation or order filed or entered  
7 in this action, including, without limitation, the original Stipulation and Request to Enter  
8 Consent Judgment of Forfeiture (Dkt. No. 42) and Consent Judgment of Forfeiture (Dkt.  
9 No. 44), this First Amended Consent Judgment shall control.

10 //

11 //

12 //

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

1       7. Should any dispute arise about the interpretation of or compliance with the  
2 terms of this First Amended Consent Judgment, the Parties shall attempt in good faith to  
3 resolve any such disputes. Should they be unable to resolve any such dispute, the Parties  
4 may move this Court to impose any remedy this Court deems necessary to enforce the  
5 terms of this First Amended Consent Judgment.

6 DATED: March 20, 2020

7   
8 Honorable Dale S. Fischer  
9 UNITED STATES DISTRICT JUDGE

10 PRESENTED BY:

11 DEBORAH CONNOR  
12 Chief, MLARS

13 NICOLA T. HANNA  
14 United States Attorney

15 /s/  
16 MICHAEL SEW HOY  
17 Assistant United States Attorney  
18 WOO S. LEE  
19 Deputy Chief, MLARS

20  
21 Attorneys for Plaintiff  
22 UNITED STATES OF AMERICA

23  
24  
25  
26  
27  
28